



City of Perrysburg

Division of Planning and Zoning

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November 30, 2017

Brodin L. Walters
Administrator

Mark Easterling
Deputy Administrator

Cody Grodi
Zoning Inspector

Heather Alfaro
Zoning Clerk

TO: Board of Zoning Appeals
FROM: Cody Grodi, Zoning Inspector
SUBJECT: December 11, 2017 Meeting Agenda

AGENDA

5:30 PM: Call Meeting to Order
Roll Call
Approval of November 13, 2017 Meeting Minutes
Administer Oath
Zoning Permit Obligation

NEW BUSINESS

APPLICATION, 48-17 – Joe Berry is requesting one zoning exception to retain a newly constructed patio in the rear yard. The property is located at 136 Birchcrest Drive and is zoned R-3 (Single Family Residential).

NOTE: *Chapter 1230.01 Intensity and Dimensional Standards:*

R-3 Zoning:

Front Yard = 35'

Rear Yard = 35'

Side Yard Min = 8'

Side Yard Total = 20'

1. The applicant is requesting an exception to reduce the minimum side yard setback to six and a half (6 ½) feet to allow him to keep the concrete patio that has been installed in the rear yard.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning exception. The patio is replacing a similar sized patio that was in the rear yard. The patio is not substantial and was placed in this location so that the pergola would not block windows and doors. There is also a tree barrier along the property line, where the section of the patio comes closest to the neighboring property.

APPLICATION, 49-17 – Perry's Crossing Apartments is requesting one zoning variance that would allow for the installation of one free standing sign within the required setback from the front property line. The property is located at 1080 Valley Bluff Road and is zoned as RM (Multiple Family Residential).

NOTE: Chapter 1250.32(a) Permanent Signs Allowed:

RM Zoning:

Setback: 25' from property line

1. The requested variance would permit the applicant to install a permanent freestanding sign with a seven (7) foot setback, opposed from the required twenty-five (25) foot setback from the property line.

Recommendation:

1. The Zoning Inspector recommends approval of the zoning variance based on meeting the criteria for variances A, B, C, and D of Ch. 1275.02(c)(3). Due to a large public right-of-way, installing the sign at the required twenty-five (25) foot setback would make the sign difficult to see from the road.

APPLICATION, 50-17 – Chad Helbert, on behalf of Pak Mail, is requesting an administrative appeal concerning the interpretation and application of Chapter 1225.08, pertaining to the classification of land use made by the Perrysburg Planning and Zoning Division. The property is located at 150 W. South Boundary and is zoned C-3 (Community Shopping).

NOTE: Chapter 1275.02(e)(1) Appeals to the Board: Appeals to the Board of Zoning Appeals may be taken after the initial applications to the Zoning Inspector for permit or, where it is apparent that such application would be in vain and useless, appeals may be made by initial applications to the Board. In either event, the procedural provisions of this chapter shall apply and be followed.

NOTE: 1225.08 Land Use and Base Zoning District Table:

	Ag	Residential						Commercial				Office Service	Industrial		Special			Institutional INS
Commercial	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PBP	P	S-1	
Automotive Sales or Lease for New and Used Vehicles-Outdoor											S		S	S	S			

	Ag	Residential						Commercial				Office Service	Industrial		Special			Institutional INS
Industrial	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PBP	P	S-1	
Transport & Trucking													S	S				

NOTE: Chapter 1215.02(17) Definitions: Automotive Sales or Lease of New or Used Vehicles - The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, or lease of new and/or used motor vehicles.

NOTE: Chapter 1215.02(189) Definitions: Transportation and Trucking - Any premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading and unloading goods.

1. The applicant is requesting an administrative appeal on the classification of land use made by the Planning and Zoning Division. The applicant has begun providing U-Haul services, in addition to the services that are currently provided by Pak Mail. Since the new services change the existing land use of the property, a new occupancy permit is required.

Recommendation:

1. No recommendation provided.

APPLICATION, 51-17 – Otterbein Perrysburg is requesting four zoning variances to retain newly constructed accessory structures within the side yard. The property is located at 3529 Rivers Edge Drive and is zoned as RM (Multiple Family Residential).

NOTE: 1250.61(a) Accessory Buildings and Uses: No accessory building or uses shall be located in any front or side yard setback except under unusual circumstances where such activity will not conflict with the intent and purposes of this Zoning Code or where enforcement would result in extreme hardship. Either exception shall require approval of the Board of Zoning Appeals.

1. The applicant is requesting approval of four accessory structures (7' x 7') in the side yard of the property.

Recommendation:

1. The Zoning Inspector recommends approval of the four zoning variance based on meeting the criteria for variances A, C, D, and F of Ch. 1275.02(c)(3). Due to the orientation of the main buildings, placing the accessory structures behind the main buildings would put the structures in the side yard of the property. A hardship would be created for the residents, due to the regular need to access the items in the accessory structures, if the accessory structures were placed in the rear yard. Additionally, landscape will be installed to limit visibility from both external and internal views. The Board has the authority to approve or deny the request for a variance for each individual accessory structure.

OTHER BUSINESS
ADJOURNMENT